BK: 2016 PG: 1657 Recorded: 6/14/2016 at 11:37:25.0 AM Fee Amount: \$17.00 Revenue Tax: \$144.80 LISA SMITH RECORDER Madison County, Iowa

This instrument prepared by: ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Return to: Allen Hockemeyer, 20695 Grundy Road, Hudson , IA 50643 Mail tax statements to: Allen Hockemeyer, 20695 Grundy Road, Hudson , IA 50643

Phone No.: (515)453-4607

Order No.: MES-66411/JJ

WARRANTY DEED

Legal: Parcel "F" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.91 acres, as shown in Corrected Plat of Survey filed in Book 2007, Page 765 on February 23, 2007, in the Office of the Recorder of Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Janice K L.L.C., a limited liability company**, does hereby convey unto **Allen Hockemeyer, a married person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Janice K L.L.C. BY: JANIE KILC by My She STATE OF Jaure SS: COUNTY OF _____ This instrument was acknowledged before me on <u>June 3</u>, 2016. by Notary Public in and for said Sta **CINDY M SHAHAN** commission Number 795757 My Commission Expires

Warranty Deed LLC - Page 2 ABENDROTH & RUSSELL, P.C.